

NOTICE OF PUBLIC HEARING
JEFFERSON COUNTY PLANNING AND ZONING COMMITTEE

Steve Nass, Chair; Greg David, Vice-Chair; Don Reese, Secretary; Amy Rinard; George Jaeckel

SUBJECT: Map Amendments and a Text Amendment to the Jefferson County Zoning Ordinance

DATE: Thursday, October 18, 2012

TIME: 7:00 p.m.

PLACE: Room 205, Jefferson County Courthouse, 320 S. Main St., Jefferson, WI

1. **Call to Order**
2. **Roll Call**
3. **Certification of Compliance With Open Meetings Law Requirements**
4. **Review of Agenda**
5. **Public Hearing**
6. **Explanation of Process by Committee Chair**

NOTICE IS HEREBY GIVEN that the Jefferson County Planning and Zoning Committee will conduct a public hearing at 7 p.m. on Thursday, October 18, 2012, in Room 205 of the Jefferson County Courthouse, Jefferson, Wisconsin. A hearing will be given to anyone interested in the proposals. **PETITIONERS, OR THEIR REPRESENTATIVES, SHALL BE PRESENT.** Matters to be heard are petitions to amend the zoning ordinance of Jefferson County and applications for conditional use permits. A map of the properties affected may be obtained from the Zoning Department. If you have questions regarding these matters, please contact Zoning at 920-674-7131.

**FROM AGRICULTURAL A-1 TO A-3, AGRICULTURAL/RURAL
RESIDENTIAL**

R3612A-12 – Violet Chartier: Rezone to create a 3-acre lot around the home at **W1536 CTH B** in the Town of Concord, on PIN 006-0716-1631-000 (29.15 Acres).

R3613A-12 – Steve Knoebel: Create a 3-acre lot around the home at **N4982 CTH P** in the Town of Concord from PINs 006-0716-3143-000 (20 Acres) and 006-0716-3142-001 (25 Acres).

R3614A-12 – Kenneth Meyer Estate, c/o Gary Hartling: Create a 2-acre lot around the home at **W140 USH 18** in the Town of Concord from PIN 006-0716-3641-000 (36.85 Acres).

R3615A-12 – Micheal & Pamela Ziarnik: Modify a previous request to allow creation of one vacant 2-acre lot on **STH 134** in the Town of Lake Mills from part of PINs 018-0713-3123-000 (13.2 Acres).

R3616A-12 – Robert G. Stephan: Rezone to create a 1-acre vacant lot on PIN 026-0616-1621-005 (10.562 Acres) along **Stephan Lane** in the Town of Sullivan.

TEXT AMENDMENT TO THE JEFFERSON COUNTY ZONING ORDINANCE

R3617T-12 – Jefferson County: Amend 11.04(f)6 as set forth in Ordinance 2011-28 to read as follows:

Minimum Lot Area. Thirty-five (35) acres, with the following exceptions and qualifiers:

- a. A-1 lots created around a residence constructed before January 15, 1975 as a result of a farm consolidation certified survey map recorded between January 15, 1975 and March 13, 2012, with such lots instead having a minimum lot area of one acre. (Farm consolidation lots for certified survey maps recorded after March 13, 2012 are still allowed, but require rezoning to the A-3 district.)
- b. Parcels of less than thirty-five (35) acres which existed prior to January 15, 1975, with such parcels instead having a minimum lot area equal to their lot area on January 15, 1975.
- c. On parcels with less than thirty-five (35) acres of contiguous land under common ownership, only one animal unit is allowed per acre, with a minimum of 2 acres required to house animal units.
- d. A-1 zoned lands transferred from a parcel of record to another after February 8, 2000 shall not be used to create A-3 lots or in the calculation of the number of A-3 lots available under the policies expressed in this Ordinance or the Agricultural Preservation and Land Use Plan.
- e. Parcels of less than thirty-five (35) acres which are a result of a zoning district amendment to the official Zoning Maps of Jefferson County.

7. Adjourn

Individuals requiring special accommodations for attendance at the meeting should contact the County Administrator at 920-674-7101 24 hours prior to the meeting so that appropriate arrangements can be made.